

RE: PETITION FOR VARIANCE	*	BEFORE THE
W/S Pennsylvania Railroad, 400' N of c/l		
Landstreet Road (Central Light Rail Line	*	ZONING COMMISSIONER
- Timonium T.P.S.S.), 8th Election		
District - 3rd Councilmanic	*	OF BALTIMORE COUNTY
Mass Transit Administration	*	CASE NO. 95-463-A
Petitioner		
* * * * *		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31st day of July, 1995, a copy of the foregoing Entry of Appearance was mailed to Irwin Brown, Esquire, MTA, 300 W. Lexington Street, Baltimore, MD 21201, attorney for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

MICROFILMED

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
W/S Pennsylvania RR, 400' N of c/l
Landstreet Rd., (Central Light * ZONING COMMISSIONER
Rail Line -Timonium T.P.S.S.)
8th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District
Mass Transit Administration * Case No. 95-463-A
Petitioner

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
N/S Warren Rd., 700' W of c/l
Beaver Dam Rd., (Central Light * ZONING COMMISSIONER
Rail Line-Warren Rd.,T.P.S.S.)
8th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District
Legal Owner: Md.State Highway * Case No. 95-464-A
Administration
Contract Purchaser: Mass Transit *
Administration, Petitioner

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
11100 McCormick Rd.(Central Light
Rail Line-Gilroy Rd., Passenger * ZONING COMMISSIONER
Sta.)cor.E/S Gilroy,N/S Beaver Dam
8th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District
Legal Owner:McCormick & Co.,Inc * Case No. 95-465-A
Mass Transit Administration
Contract Purchaser *
Petitioner

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
Cor.W/S McCormick Rd., N/S of
Schilling Circle (Central Light * ZONING COMMISSIONER
Rail Line-Schilling Cir., Passen-
ger Station) * OF BALTIMORE COUNTY
8th Election District
3rd Councilmanic District * Case No. 95-466-A
Legal Owner: Rouse-Teachers
Properties, Inc., *
Md. Mass Transit Administration
Contract Purchaser/Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

These consolidated cases come before the Zoning Commissioner as a series of Petitions for Variance, all filed by the Mass Transit Administration. The Petitions for Variance seek zoning relief from the applicable provisions of the Baltimore County Zoning Regulations (BCZR) so as to per-

MICROFILMED

ORDER RECEIVED FOR FILING
8/4/95
By M. Dooch

mit the extension of the light rail line from its present terminus in Timonium, Maryland to the Hunt Valley Mall. As the matters all relate to the same project and are filed by the same Petitioner, the cases were consolidated for the purposes of hearing and this opinion and Order will address all of the issues raised in these matters.

In case No. 95-463-A, zoning relief is requested from Sections 238.1, 238.2, 243.1, 243.2, 243.3, 255.5 and 255.2 of the BCZR; all to permit a front setback of 16 ft., a side setback of 23 ft. and a rear setback of 22 ft., in lieu of the required 75 ft., 50 ft., and 50 ft., respectively. These variances are requested to allow construction of the required structures for the Central Light Rail at Timonium, northwest of the station's stop.

In case No. 95-464-A, relief is requested from Sections 238.1 and 238.2 and 255.1 of the BCZR to permit a minimum 15 ft. rear yard setback for buildings in lieu of the required 30 ft. This Petition relates to the proposed stop northeast of Warren Road in Timonium.

In case No. 95-465-A, relief is requested from Sections 238.1 and/or 238.2 and Section 255.1 of the BCZR to permit an 8 ft. front yard setback of 13 ft. side setback and a 5 ft. rear setback in lieu of the 25 ft., 30 ft., and 30 ft., respectively, for needed structures at the proposed Gilroy Road Light Rail stop.

In case No. 95-466-A, relief is requested from Sections 238.1, 238.2, and 255.1 of the BCZR to permit 0 ft. front yard and side yard setbacks and a 2 ft. rear yard setback in lieu of the required 25 ft., 30 ft., and 30 ft., respectively for buildings proposed at the future Schilling Circle Light Rail Stop.

As noted above, all Petitions were filed by the Mass Transit Administration through John A. Agro, Jr., Administrator of the MTA. Also, as

applicable, property owners of the subject parcels involved, joined in the Petitions as required. It is also to be noted that Stanley J. Schapiro, on behalf of Baltimore County, appeared and testified that Baltimore County would grant the necessary franchises where needed for obtaining zoning relief. As indicated, the written franchise agreements were not completed at the time of the hearing, however, an agreement was reached by and between the Mass Transit Administration and Baltimore County. The franchises would be granted by the County to facilitate approval of the subject zoning relief.

Appearing at the requisite public hearing held for these cases were Douglas Matzke, a Professional Engineer and Chief Civil Engineer for the MTA. Also present was John I. Coard, Construction Manager who will be involved in the actual construction of the light rail extension. The Petitioners were represented by Jack R. Sturgill, Esquire. There were no Protestants or other interested persons present.

Both Messrs. Matske and Coard testified as expert witnesses and presented their credentials. Mr. Matske has been involved with the development of other MTA projects and will assist in the engineering of the extension of the light rail line. Mr. Coard is a project manager with the MTA. He has extensive hands-on experience in the construction of numerous MTA improvements and expansion. As to the subject Petitions, they all relate to the northern extension of the existing light rail line. In this respect, Mr. Matske presented an overview of the proposal. The northern extension of the light rail line presently ends at the Timonium Park and Ride. That line will be extended north to the Hunt Valley Mall, a distance of approximately 2-1/2 miles. Five new stations will be added, including stations at Warren Road, Gilroy Avenue, Schilling Circle, Pepper Road and the Hunt Valley Mall, itself. Mr. Matske presented presented an excellent

ORDER RECEIVED FOR FILING

Date

By

has complied with Section 307.1 of the BCZR and the requirements contained within the case law. Thus, the Petitions for Variance in each instance should be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 4th day of August, 1995 that a variance from Sections 238.1, 238.2, 243.1, 243.2, 243.3, 255.5 and 255.2 of the BCZR to permit a front setback of 16 ft., a side setback of 23 ft. and a rear setback of 22 ft., in lieu of the required 75 ft., 50 ft., and 50 ft., respectively, to allow construction of the required structures for the Central Light Rail at Timonium, northwest of the station's stop be and is hereby GRANTED; and,


IT IS FURTHER ORDERED that a variance from Sections 238.1 and 238.2 and 255.1 of the BCZR to permit a minimum 15 ft. rear yard setback for buildings in lieu of the required 30 ft. to the proposed stop northeast of Warren Road in Timonium, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Sections 238.1 and/or 238.2 and Section 255.1 of the BCZR to permit an 8 ft. front yard setback of 13 ft. side setback and a 5 ft. rear setback in lieu of the 25 ft., 30 ft., and 30 ft., respectively, for needed structures at the proposed Gilroy Road Light Rail stop, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Sections 238.1, 238.2, and 255.1 of the BCZR to permit 0 ft. front yard and side yard setbacks and a 2 ft. rear yard setback in lieu of the required 25 ft., 30 ft., and 30 ft., respectively, for buildings proposed at the future Schilling Circle Light Rail Stop, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LES:mmn


LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

ORDER RECEIVED FOR FILING
Date 8/4/95
By Mr. Goad

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 3, 1995

Jack R. Sturgill, Esquire
19 W. Pennsylvania Avenue
Towson, Maryland 21204

Irwin Brown, Esquire
Mass Transit Administration
300 W. Lexington St.
Baltimore, Maryland 21201

RE: Case Nos. 95-463-A, 95-464-A, 95-465-A and 95-466-A
Petitions for Zoning Variance
Mass Transit Administration, Petitioner/Contract Purchaser

Gentlemen:

Enclosed please find the decision rendered in the above captioned cases. The Petitions for Zoning Variance have been granted, with restriction.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn

att.

cc: Mr. John A. Agro, Jr., Administrator, MTA
cc: Mr. Douglas Matzke, Chief Civil Engr., MTA
cc: Mr. John I. Coard, Construction Mgr.





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Central Light Rail Line
Timonium - Northwest of Station Stop
which is presently zoned ML - IM

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

ML Setbacks 255.1, BR 238.1, BR 238.2 and 243.1, 243.2, 243.3
- 255.2 to permit a front setback of 16', side setback of 23',
and a rear setback of 22' in lieu of 75', 50', and 50' respectively,
for structures of the Central Light Rail of Timonium.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) To obtain the required electrical service and provide appropriate spacing for Traction Power, it is necessary to locate a substation on MTA right of way, northwest of the existing Station Stop. For these reasons and to meet floodplain requirements, the location shown reflects a minimum 20' offset of the adjacent property line of Baltimore County. Drawing attached. There is no other area in this vicinity for TPSS placement without R/W acquisition. Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

Legal Owner(s)

(Type or Print Name)

Mass Transit Administration

(Type or Print Name)

Signature

Signature

Address

John A. Agro, Jr., Administrator

(Type or Print Name)

City State Zipcode

Signature

Attorney for Petitioner

300 W. Lexington Street

Address Phone No

Irwin Brown, Esq.

(Type or Print Name)

Baltimore, Maryland 21201

City State Zipcode
Name, Address and phone number of representative to be contacted

Signature

300 W. LEXINGTON ST 333-3315

Address Phone No

BALTO MD 21201

City State Zipcode

Name

Address Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING
unavailable for Hearing

the following dates Next Two Months

ALL OTHER

REVIEWED BY: DATE 6/14/95

804 W 458 459 460



Printed with Soybean Ink
on Recycled Paper

MICROFILMED



WHITNEY BAILEY



COX MAGNANI

#457
95-463-A

5-17-95

DESCRIPTION OF AREA SUBJECT TO VARIANCE PETITION
TIMONIUM TRACTION POWER SUB STATION
CENTRAL LIGHT RAIL LINE - HUNT VALLEY EXTENSION
MASS TRANSIT ADMINISTRATION - STATE OF MARYLAND
8th ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND



COMMENCING from the point formed by the intersection of the centerline of Padonia Road (variable width) with the centerline of the northbound track of the Central Light Rail Line (Hunt Valley Extension) of the Mass Transit Administration of the State of Maryland (formerly Conrail) and running southeasterly with or near said centerline of northbound track the three (3) following courses and distances;

(1) South 27 degrees 55 minutes 58 seconds East 287.47 feet, thence

(2) South 25 degrees 08 minutes 13 seconds East 473.43 feet, and thence

(3) South 22 degrees 54 minutes 43 seconds East 1302.07 feet, thence leaving said centerline at right angles thereto

(4) South 67 degrees 05 minutes 17 seconds West 91.46 feet

to the true place of beginning, said place of beginning being located on the southwest right of way line of said Central Light Rail Line;

THENCE LEAVING SAID PLACE OF BEGINNING binding on said right of way, to describe a parcel subject to petition for variance from minimum set backs as defined for an ML zone in the zoning regulations of Baltimore County and not to be used for conveyancing, referring all courses of this description to the meridian of the Maryland State Plane Coordinate System (NAD 83),

(1) South 22 degrees 51 minutes 17 seconds East 294.88 feet,

thence leaving said right of way and running for the four (4) following courses and distances

(2) South 67 degrees 05 minutes 17 seconds West 53.25 feet, thence

(3) North 22 degrees 54 minutes 43 seconds West 86.00 feet, thence

(4) North 30 degrees 15 minutes 41 seconds West 240.15 feet, and thence

(5) North 86 degrees 15 minutes 37 seconds West 89.21 feet

to the place of beginning.

CONTAINING an area of 19,737 square feet, more or less.

MICROFILMED

WHITNEY BAILEY



COX MAGNANI

#457

95-463-A

**DESCRIPTION OF AREA SUBJECT TO VARIANCE PETITION
TIMONIUM RAIL PASSENGER STATION
CENTRAL LIGHT RAIL LINE - HUNT VALLEY EXTENSION
MASS TRANSIT ADMINISTRATION - STATE OF MARYLAND
8th ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND**

COMMENCING from the point formed by the intersection of the centerline of Padonia Road (variable width) with the centerline of the northbound track of the Central Light Rail Line (Hunt Valley Extension) of the Mass Transit Administration of the State of Maryland (formerly Conrail) and running southeasterly with or near said centerline of northbound track the three (3) following courses and distances;

(1) South 27 degrees 55 minutes 58 seconds East 287.47 feet, thence

(2) South 25 degrees 08 minutes 13 seconds East 473.43 feet, and thence

(3) South 22 degrees 54 minutes 43 seconds East 1785.44 feet, thence leaving said centerline at right angles thereto

(4) South 67 degrees 05 minutes 17 seconds West 61.94 feet

to the true place of beginning, said place of beginning being located on the southwest right of way line of said Central Light Rail Line;

THENCE LEAVING SAID PLACE OF BEGINNING crossing said right of way, to describe a parcel subject to petition for variance from minimum set backs as defined for ML and MR zones in the zoning regulations of Baltimore County and not to be used for conveyancing, referring all courses of this description to the meridian of the Maryland State Plane Coordinate System (NAD 83),

(1) North 67 degrees 08 minutes 43 seconds East 88.03 feet

to the northeast right of way line of said Central Light Rail Line, thence running with and binding thereon

(2) South 22 degrees 51 minutes 18 seconds East 530.00 feet, thence again crossing said right of way

(3) South 67 degrees 08 minutes 43 seconds West 88.03 feet to the southwest right of way line of said Central Light Rail Line,

WITNESSED

WHITNEY BAILEY



COX

MAGNANI

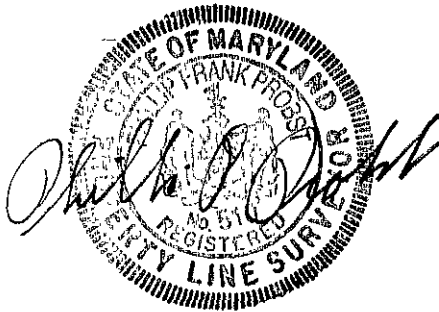
95-463-A

thence running with and binding thereon

(4) North 22 degrees 51 minutes 18 seconds West 530.00 feet
to the place of beginning.

CONTAINING an area of 46,656 square feet, more or less.

9310022D.504



5.17.95

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 95-403-A
Townson, Maryland

District: PA Date of Posting: 6/24/95

Posted for: Various

Petitioner: Moss Transit Admin

Location of property: W/2 Penn RR, N/Lands tract Rd

Location of Signs: Facility roadway on property being zoned

Remarks: _____

Posted by: M. J. [Signature] Date of return: 7/7/95
Signature

Number of Signs: 1

MICROFILMED



NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-463-A
(Item 457)

Central Light Rail Line -
Timonium T.P.S.S.
W/S Pennsylvania
Railroad, 400' N of c/a
Landstreet Road
8th Election District
3rd Councilmanic
Legal Owner(s):

Mass Transit Adminis-
tration

Hearing: Wednesday,
July 19, 1995 at 9:00
a.m. in Rm. 118, Old
Courthouse.

Variance to permit a front setback of 16 feet, side setback of 23 feet, and a rear setback of 22 feet in lieu of 28 feet, 50 feet, and 50 feet, respectively for structures of the Central Light Rail of Timonium.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handi-
capped Accessible; for special ac-
commodations - Please Call
887-3353.

(2) For Information concern-
ing the File and/or Hearing, Please
Call 887-3391.

6/3/93 June 29.

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

6/29, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/29, 1995.

THE JEFFERSONIAN,

A. Henrich

LEGAL AD. - TOWSON

Publisher



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-463-A

Account: R-001-6150

Number

Date 6/14/95

Taken In By: MCK

License: 457

Mass Transit Admin. — Transition Light
Rail Stop
South of Padonia Rd
East of Deeraw Rd

020 - Comm License. — \$250.00

080 - 1 sign — \$35.00

\$285.00

APPROVED
\$285.00

RECEIVED
BY: [Signature]

Please Make Checks Payable To: Baltimore County

Cashier Validation

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

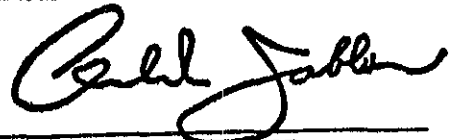
This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

1) Posting fees will be assessed and paid to this office at the time of filing.

2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.



ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 457

Petitioner: Mass Transit Admin (MTA)

Location: West side of Pennsylvania Railroad, 400' north of Landstreet Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: MTA

ADDRESS: 300 W. Lexington Street
Balto. 21201

PHONE NUMBER: (410) 333-3315

TO: PUTUXENT PUBLISHING COMPANY
June 29, 1995 Issue - Jeffersonian

Please forward billing to:

Mass Transit Administration
Douglas E. Matzka
130 Lakefront Drive
Hunt Valley, MD 21030
771-6175

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-463-A (Item 457)
Central Light Rail Line - Timonium T.P.S.S.
W/S Pennsylvania Railroad, 400' N of c/l Landstreet Road
8th Election District - 3rd Councilmanic
Legal Owner(s): Mass Transit Administration
HEARING: WEDNESDAY, JULY 19, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Variance to permit a front setback of 16 feet, side setback of 23 feet, and a rear setback of 22 feet in lieu of 75 feet, 50 feet, and 50 feet, respectively for structures of the Central Light Rail of Timonium.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

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Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 22, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-463-A (Item 457)
Central Light Rail Line - Timonium T.P.S.S.
W/S Pennsylvania Railroad, 400' N of c/l Landstreet Road
8th Election District - 3rd Councilmanic
Legal Owner(s): Mass Transit Administration
HEARING: WEDNESDAY, JULY 19, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Variance to permit a front setback of 16 feet, side setback of 23 feet, and a rear setback of 22 feet in lieu of 75 feet, 50 feet, and 50 feet, respectively for structures of the Central Light Rail of Timonium.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director
Department of Permits and Development Management

cc: Irwin Brown, Esq./Mass Transit Administration
Douglas E. Matzke/Mass Transit Administration

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 13, 1995

Irwin Brown, Esquire
MTA
300 W. Lexington Street
Baltimore, Maryland 21201

RE: Item No.: 457
Case No.: 95-463-A
Petitioner: MTA
John A. Agro, Jr.

Dear Mr. Brown:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 14, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over the word "Sincerely,".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, ZADM

DATE: June 27, 1995

FROM: Pat Keller, Director, OPZ *A*

SUBJECT: Central Light Rail Line

INFORMATION:

Item Number:

457 *458, 459 and 460* *J-L*

Petitioner:

Mass Transit Administration

Property Size: _____

Zoning: _____

Requested Action:

Variances

Hearing Date: _____

SUMMARY OF RECOMMENDATIONS:

The Central Light Rail Line (CLRL) from the City Line to Hunt Valley is identified as a programmed transportation project in the Master Plan. Funding for this project is included in the 1995 Consolidated Transportation Program (CTP) under the Mass Transit Administration's Construction Program. Revenue service to Hunt Valley Mall is expected to ready by mid 1997.

Baltimore County contributed \$15,000,000 to the cost of the CLRL. Given the amount of public funds being used to construct the CLRL and its extensions, the proposed additions would enhance existing operations and make each site more accessible for the handicapped. The proposed additions would minimize public expenditure for additional land and maximize the benefits of the public's investment.

Prepared by: *Jeffrey W. Long*

Division Chief: *John J. Keller*

PK/JL

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: July 7, 1995
 Zoning Administration and Development Management

FROM: *pub* Robert W. Bowling, P.E., Chief
 Development Plans Review

RE: Zoning Advisory Committee Meeting
 for July 3, 1995
 Item No. 457

The Development Plans Review Division has reviewed the subject zoning item. Receiving building and grading permits is subject to conformance with the Landscape Manual.

RWB:sw

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 07/03/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JUN. 26, 1995

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 450, 451, 452, 453, 454, 455,
457, 458, 459, 460, 463 AND 464.

RECEIVED
JUL 3 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 6/30/95

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 6/26/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

450

451

452

453

456

457V

458

459

460

463

465

467

LS:sp

LETTY2/DEPRM/TXTSBP

MICROFILMED



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

6-23-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.:

457 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for *Bob Small*
Ronald Burns, Chief
Engineering Access Permits
Division

BS/

PETITION PROBLEMS

AGENDA OF JUNE 26, 1995

#451 --- MJK

1. No legal owner listed on petition form.
2. No address or telephone number for protestants.
3. Zoning listed on petition form does not agree with zoning on front of folder (D.R.-5.5 on petition form; D.R.-5.5, D.R.-10.5, D.R.-16, O-2 listed on folder).

#452 --- JLL

1. Petitioner's copy of receipt is still in folder.

#454 --- RT

1. No special hearing fee charged to amend the FDP.
2. Need attorney.

#455 --- MJK

1. No telephone number for legal owner.

#456 --- JRA

1. No telephone number for legal owner.
2. No councilmanic district on folder.

#457 --- MJK

1. No telephone number for legal owner.

#459 --- MJK

1. Need title of persons signing for legal owner.
2. No telephone number or address for representative to be contacted.

#461 --- JLL

1. No review information on bottom of petition forms.
2. No practical difficulty or hardship listed on variance petition.

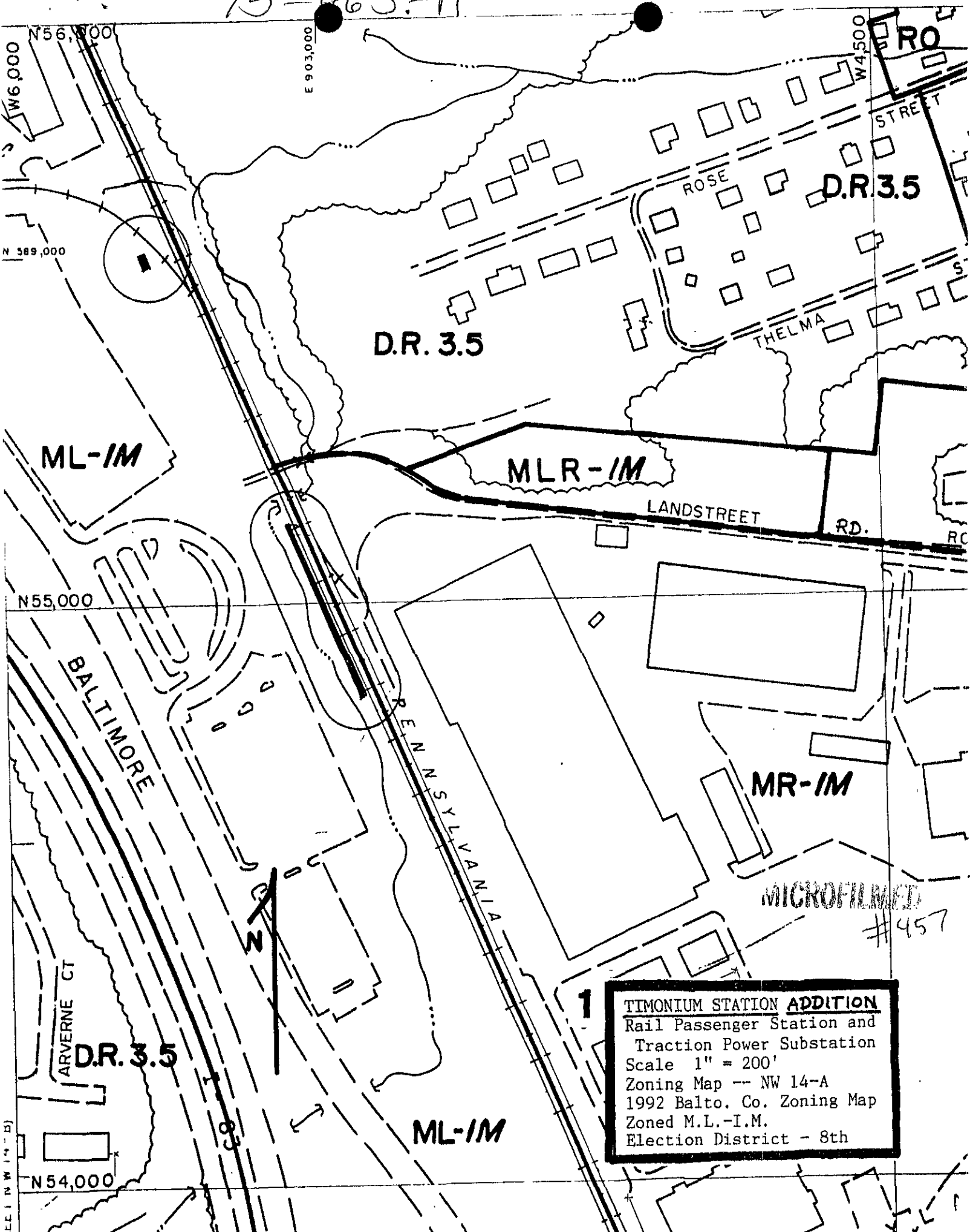
#465 --- CAM

1. No review information on bottom of petition form.
2. No item number on petition form.
3. No legal owner signature, typed name, address, or telephone number.
4. No name or telephone number of representative to be contacted.

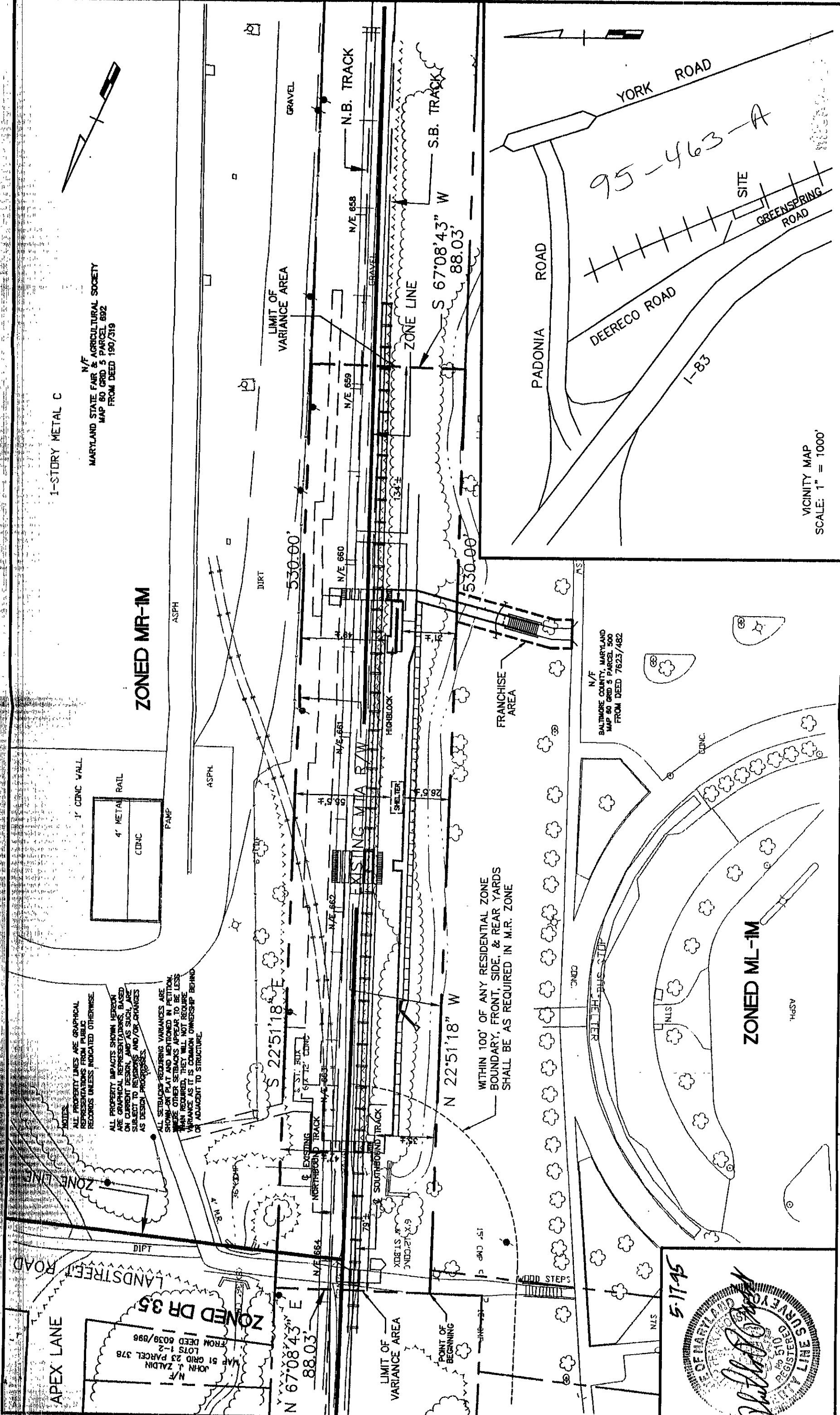
#466 --- MJK

1. No telephone number for legal owner.

95-463-A



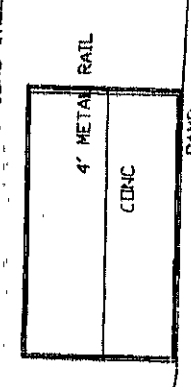
TIMONIUM STATION ADDITION
Rail Passenger Station and
Traction Power Substation
Scale 1" = 200'
Zoning Map -- NW 14-A
1992 Balto. Co. Zoning Map
Zoned M.L.-I.M.
Election District - 8th



1-STORY METAL C

N/F
MARYLAND STATE FAIR & AGRICULTURAL SOCIETY
MAP 80 GRID 5 PARCEL 892
FROM DEED 190/319

ZONED MR-1M



NOTES
ALL PROPERTY LINES ARE GRAPHICAL REPRESENTATIONS FROM PUBLIC RECORDS UNLESS INDICATED OTHERWISE.
ALL PROPERTY IMPACTS SHOWN HEREON ARE GRAPHICAL REPRESENTATIONS BASED ON CURRENT DESIGN, AND AS SUCH ARE SUBJECT TO REVISIONS AND/OR CHANGES AS DESIGN PROGRESSES.
ALL SETBACKS/REQUIRING VARIANCES ARE SHOWN ON PLAT AND MENTIONED IN PETITION. OTHER SETBACKS APPEAR TO BE LESS THAN REQUIRED. THEY WILL NOT REQUIRE VARIANCE AS IT IS COMMON OWNERSHIP BEHIND OR ADJACENT TO STRUCTURE.

JOHN J. ZALDIN
N/F
MAP 51 GRID 23 PARCEL 378
FROM DEED 6039/898
ZONED DR 35
N 67°08'43" E 88.03'

POINT OF BEGINNING
LIMIT OF VARIANCE AREA
N 67°08'43" E 88.03'

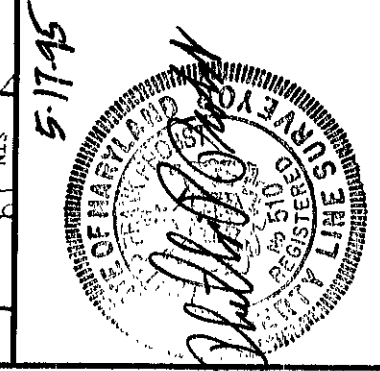
WITHIN 100' OF ANY RESIDENTIAL ZONE BOUNDARY, FRONT, SIDE, & REAR YARDS SHALL BE AS REQUIRED IN M.R. ZONE

FRANCHISE AREA

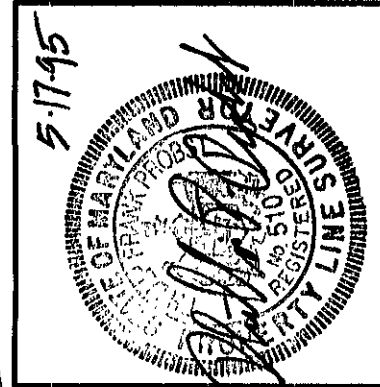
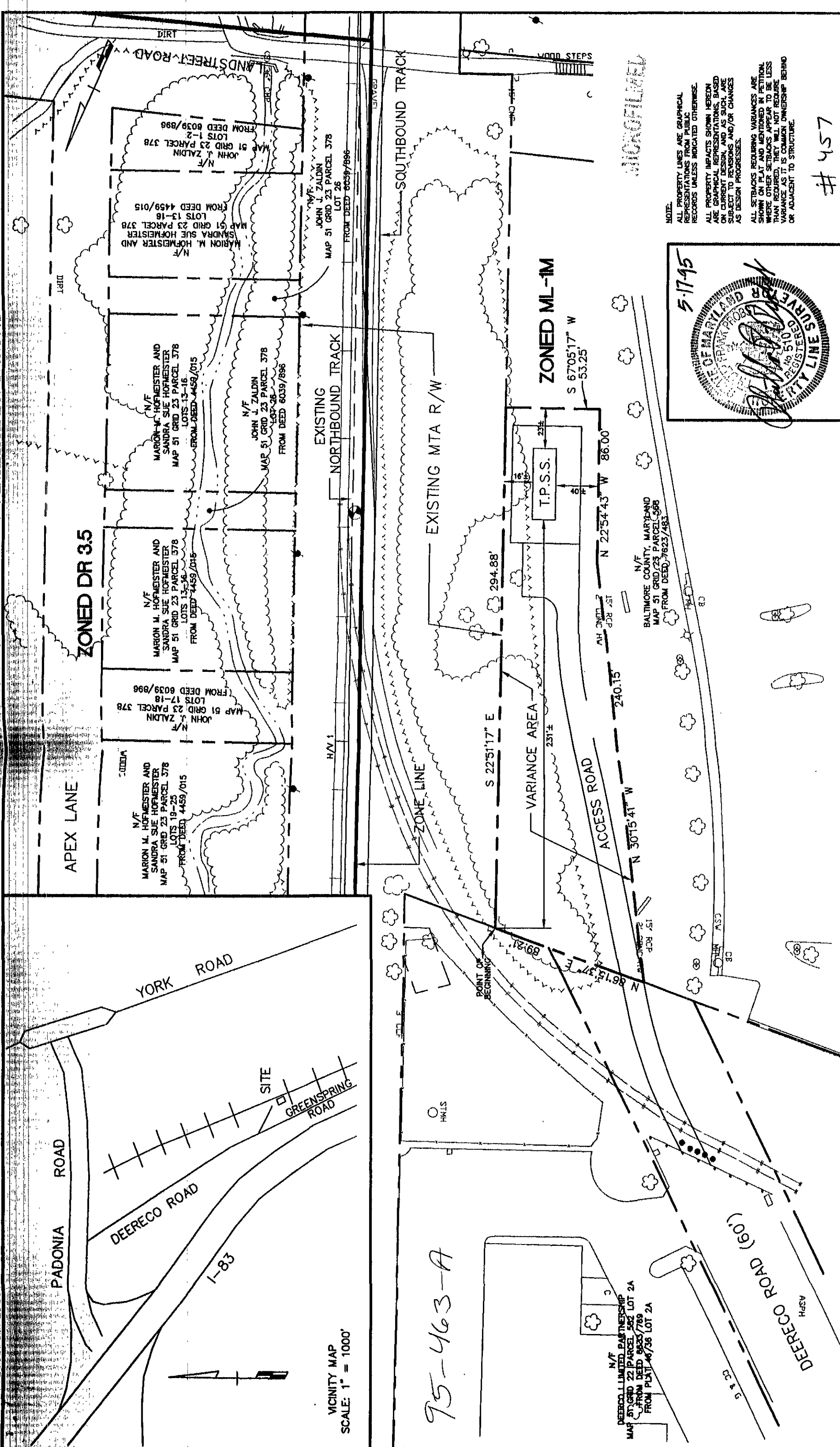
N/F
BALTIMORE COUNTY, MARYLAND
MAP 80 GRID 5 PARCEL 500
FROM DEED 7623/482

ZONED ML-1M

VICINITY MAP
SCALE: 1" = 1000'



STATE OF MARYLAND DEPARTMENT OF TRANSPORTATION MASS TRANSIT ADMINISTRATION		WHITNEY CONSULTING ENGINEERS BAILEY Cox MAGNANI 848 FARMGATE AVE. BALTIMORE, MD 21286 410-512-4500 (FAX)		EIGHTH ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT	
CENTRAL LIGHT RAIL LINE		TIMONIUM RAIL PASSENGER STATION BALTIMORE COUNTY ZONING VARIANCE DRAWING		CONTRACT NO. S310221	
DESIGNED DATE 5-11-85		DRAWN M.L.R.		CHECKED P.F.P.	
APPROVED		APPROVED		APPROVED	
REVISIONS		BY		DATE	
NO.		DESCRIPTION		DATE	



NOTE:
ALL PROPERTY LINES ARE GRAPHICAL REPRESENTATIONS FROM PUBLIC RECORDS UNLESS INDICATED OTHERWISE.
ALL PROPERTY IMPACTS SHOWN HEREON ARE GRAPHICAL REPRESENTATIONS, BASED ON CURRENT DESIGN, AND AS SUCH, ARE SUBJECT TO REVISIONS AND/OR CHANGES AS DESIGN PROGRESSES.
ALL SETBACKS REQUIRING VARIANCES ARE SHOWN ON PLAT AND MENTIONED IN PETITION. WHERE OTHER SETBACKS APPEAR TO BE LESS THAN REQUIRED, THEY WILL NOT REQUIRE VARIANCE AS IT IS COMMON OWNERSHIP BEHIND OR ADJACENT TO STRUCTURE.

457

STATE OF MARYLAND DEPARTMENT OF TRANSPORTATION MASS TRANSIT ADMINISTRATION		CONSULTING ENGINEERS WHITNEY BAILEY COX MAGNANI 840 FARMGATE AVE. BALTIMORE, MD 21206 410-512-4500 410-512-4100 (FAX)		EIGHTH ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT		CENTRAL LIGHT RAIL LINE	
TIMONIUM T.P.S.S.		DATE 5-12-95		DESIGNED DRAWN M.L.R.		DATE APPROVED P.F.P.	
BALTIMORE COUNTY ZONING VARIANCE DRAWING		CONTRACT NO. 93100221		DRAWING NO.		SHEET NO.	

overview of the proposed expansion of the line, both to the north in Baltimore County as well as improvements contemplated in Baltimore City and Anne Arundel County to the south.

The proposed extensions requires variances for numerous stations as described above. It is to be noted that the light rail trains are powered by electricity. The power is generated within small structures which are approximately 14 ft. in width by 40 ft. in length. These structures are placed in strategic points along the line to ensure continuous power supply to the trains. In addition to these small power station structures, a number of other structures called "highblocks" are necessary. These highblocks are structures which provide wheelchair ramp access to the trains. The highblocks are mandated by the applicable provisions of the Americans with Disabilities Act. The locations of both the power station structures and highblocks are driven by engineering considerations. Obviously, the site of the layout of each station is dependent upon the required power needs and insuring access to all persons including those with physical disabilities, who utilize the light rail system.

Messrs. Matske and Coard explained the variances in each case described above for the power station structures and/or highblocks, as the case may be. Moreover, photographs and site plans were submitted for each location which demonstrate the necessary structures and improvements. In each instances, I find that the Petitions for Variances should be approved. Clearly, these Petitions are properly heard in a consolidated manner, as the MTA's planned improvements constitute a series of connected passenger stops. A review of each of the Petitions shows that unique circumstances exist in each location which justifies the Petitions. In all cases, the parcel involved is a narrow property and its location dictated by the track extension and stop destination. In my view, the Petitioner

8/4/95
J. H. Coard

WHITNEY BAILEY

COX MAGNANI



DESCRIPTION OF AREA SUBJECT TO VARIANCE PETITION
TIMONIUM TRACTION POWER SUB STATION
CENTRAL LIGHT RAIL LINE - HUNT VALLEY EXTENSION
MASS TRANSIT ADMINISTRATION - STATE OF MARYLAND
8th ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

COMMENCING from the point formed by the intersection of the centerline of Padonia Road (variable width) with the centerline of the northbound track of the Central Light Rail Line (Hunt Valley Extension) of the Mass Transit Administration of the State of Maryland (formerly Conrail) and running southeasterly with or near said centerline of northbound track the three (3) following courses and distances;

- (1) South 27 degrees 55 minutes 58 seconds East 287.47 feet, thence
- (2) South 25 degrees 08 minutes 13 seconds East 473.43 feet, and thence
- (3) South 22 degrees 54 minutes 43 seconds East 1302.07 feet, thence leaving said centerline at right angles thereto
- (4) South 67 degrees 05 minutes 17 seconds West 91.46 feet

to the true place of beginning, said place of beginning being located on the southwest right of way line of said Central Light Rail Line;

THENCE LEAVING SAID PLACE OF BEGINNING binding on said right of way, to describe a parcel subject to petition for variance from minimum set backs as defined for an ML zone in the zoning regulations of Baltimore County and not to be used for conveyancing, referring all courses of this description to the meridian of the Maryland State Plane Coordinate System (NAD 83),

- (1) South 22 degrees 51 minutes 17 seconds East 294.88 feet, thence leaving said right of way and running for the four (4) following courses and distances
- (2) South 67 degrees 05 minutes 17 seconds West 53.25 feet, thence
- (3) North 22 degrees 54 minutes 43 seconds West 86.00 feet, thence
- (4) North 30 degrees 15 minutes 41 seconds West 240.15 feet, and thence
- (5) North 86 degrees 15 minutes 37 seconds West 89.21 feet

to the place of beginning.
CONTAINING an area of 19,737 square feet, more or less.

93100222-503

WHITNEY BAILEY

COX MAGNANI



DESCRIPTION OF AREA SUBJECT TO VARIANCE PETITION
TIMONIUM RAIL PASSENGER STATION
CENTRAL LIGHT RAIL LINE - HUNT VALLEY EXTENSION
MASS TRANSIT ADMINISTRATION - STATE OF MARYLAND
8th ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

COMMENCING from the point formed by the intersection of the centerline of Padonia Road (variable width) with the centerline of the northbound track of the Central Light Rail Line (Hunt Valley Extension) of the Mass Transit Administration of the State of Maryland (formerly Conrail) and running southeasterly with or near said centerline of northbound track the three (3) following courses and distances;

- (1) South 27 degrees 55 minutes 58 seconds East 287.47 feet, thence
- (2) South 25 degrees 08 minutes 13 seconds East 473.43 feet, and thence
- (3) South 22 degrees 54 minutes 43 seconds East 1785.44 feet, thence leaving said centerline at right angles thereto
- (4) South 67 degrees 05 minutes 17 seconds West 61.94 feet

to the true place of beginning, said place of beginning being located on the southwest right of way line of said Central Light Rail Line;

THENCE LEAVING SAID PLACE OF BEGINNING crossing said right of way, to describe a parcel subject to petition for variance from minimum set backs as defined for ML and MR zones in the zoning regulations of Baltimore County and not to be used for conveyancing, referring all courses of this description to the meridian of the Maryland State Plane Coordinate System (NAD 83),

- (1) North 67 degrees 08 minutes 43 seconds East 88.03 feet to the northeast right of way line of said Central Light Rail Line, thence running with and binding thereon
- (2) South 22 degrees 51 minutes 18 seconds East 530.00 feet, thence again crossing said right of way
- (3) South 67 degrees 08 minutes 43 seconds West 88.03 feet to the southwest right of way line of said Central Light Rail Line,

WHITNEY BAILEY

COX MAGNANI



thence running with and binding thereon
(4) North 22 degrees 51 minutes 18 seconds West 530.00 feet to the place of beginning.

CONTAINING an area of 46,656 square feet, more or less.

93100222-504



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4th Date of Posting: 6/24/95
Posted for: Various
Petitioner: Mass Transit Admin
Location of property: 4th Penna. Rd., N/Landstreet Rd
Location of Signs: Facing west side of property being zoned
Remarks:
Posted by: Arnold Jablon Signature Date of return: 7/2/95
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/29, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/29, 1995

THE JEFFERSONIAN,

A. Henrichs
LEGAL AD. - TOWSON

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:
Case: #95-463-A (Item 457)
Central Light Rail Line - Timonium T.P.S.S.
W/S Pennsylvania Railroad, 400' N of c/l Landstreet Road
8th Election District - 3rd Councilmanic
Legal Owner(s): Mass Transit Administration
Mass Transit Administration
Hearing: Wednesday, July 19, 1995 at 9:00 a.m. in Room 118, Old Courthouse.
Variance to permit a front setback of 15 feet, side setback of 23 feet, and a rear setback of 22 feet in lieu of 75 feet, 50 feet, and 50 feet, respectively for structures of the Central Light Rail of Timonium.
LAWRENCE E. SCHMIDT
Zoning Commission for Baltimore County
NOTES: (1) Hearings are handicapped accessible; for special accommodations please call 887-3353.
(2) For information concerning the file and/or hearing, please call 887-3391.
6/29 June 29

TO: POTENTIAL PUBLISHING COMPANY
June 29, 1995 Issue - Jeffersonian

Please forward billing to:

Mass Transit Administration
Douglas E. Matke
130 Lakesfront Drive
Hunt Valley, MD 21030
771-6175

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-463-A (Item 457)
Central Light Rail Line - Timonium T.P.S.S.
W/S Pennsylvania Railroad, 400' N of c/l Landstreet Road
8th Election District - 3rd Councilmanic
Legal Owner(s): Mass Transit Administration
Hearing: WEDNESDAY, JULY 19, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Variance to permit a front setback of 15 feet, side setback of 23 feet, and a rear setback of 22 feet in lieu of 75 feet, 50 feet, and 50 feet, respectively for structures of the Central Light Rail of Timonium.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 22, 1995

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-463-A (Item 457)
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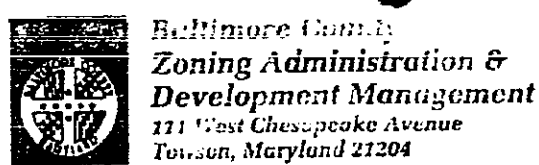
Variance to permit a front setback of 15 feet, side setback of 23 feet, and a rear setback of 22 feet in lieu of 75 feet, 50 feet, and 50 feet, respectively for structures of the Central Light Rail of Timonium.

Arnold Jablon

Arnold Jablon
Director
Department of Permits and Development Management

cc: Irvin Brown, Eng./Mass Transit Administration
Douglas E. Matke/Mass Transit Administration

NOTES: (1) ZONING SLIP & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Date: 6/14/95

Mass Transit Admin - Timonium Light
Rail Station
South of Padonia Rd
East of Terrace Rd

020- Comm Var - \$250.00

020 - 1st Var - \$35.00

\$285.00

020-114-000-14 03
4295.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 457

Petitioner: Mass Transit Admin (MTA)

Location: West side of Pennsylvania Railroad, 400' north of Landstreet Rd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: MTA

ADDRESS: 300 W. Lexington Street

Baltimore 21201

PHONE NUMBER: (410) 333-3335

AJ:ggg

(Revised 04/09/93)

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 13, 1995

Irwin Brown, Esquire
MTA
300 W. Lexington Street
Baltimore, Maryland 21201

RE: Item No.: 457
Case No.: 95-463-A
Petitioner: WTA
John A. Agro, Jr.

Dear Mr. Brown:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 14, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioners, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, ZADM
FROM: Pat Keller, Director, OPZ
SUBJECT: Central Light Rail Line

DATE: June 27, 1995

INFORMATION:

Item Number: 457, 458, 459 and 460
Petitioner: Mass Transit Administration
Property Size:
Zoning:
Requested Action: Variances
Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:

The Central Light Rail Line (CLRL) from the City Line to Hunt Valley is identified as a programmed transportation project in the Master Plan. Funding for this project is included in the 1995 Consolidated Transportation Program (CTP) under the Mass Transit Administration's Construction Program. Revenue service to Hunt Valley Mall is expected to ready by mid 1997.

Baltimore County contributed \$15,000,000 to the cost of the CLRL. Given the amount of public funds being used to construct the CLRL and its extensions, the proposed additions would enhance existing operations and make each site more accessible for the handicapped. The proposed additions would minimize public expenditure for additional land and maximize the benefits of the public's investment.

Prepared by: *Jeffrey M. Lox*
Division Chief: *John J. Decker*
PK/JL

ITEM457/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management
FROM: Robert W. Bowling, P.E., Chief
Development Plans Review
RE: Zoning Advisory Committee Meeting
for July 8, 1995
Item No. 457

The Development Plans Review Division has reviewed the subject zoning item. Receiving building and grading permits is subject to conformance with the Landscape Manual.
RWB:gw

700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 07/03/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JUN. 26, 1995

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 450, 451, 452, 453, 454, 455, 457, 458, 459, 460, 463 AND 464.

RECEIVED
JUL 3 1995
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: 6/26/95

DATE: 6/30/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s:
450
451
452
453
456
457
458
459
460
463
465
467

LS:sp

LETTY2/DEPRM/TXTSBP

Maryland Department of Transportation
State Highway Administration

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 457 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/

PETITION PROBLEMS
AGENDA OF JUNE 26, 1995

#451 --- MJK

1. No legal owner listed on petition form.
2. No address or telephone number for protestants.
3. Zoning listed on petition form does not agree with zoning on front of folder (D.R.-5.5 on petition form; D.R.-5.5, D.R.-10.5, D.R.-16, O-2 listed on folder).

#452 --- JLL

1. Petitioner's copy of receipt is still in folder.

#454 --- RT

1. No special hearing fee charged to amend the FDP.
2. Need attorney.

#455 --- MJK

1. No telephone number for legal owner.

#456 --- JRA

1. No telephone number for legal owner.
2. No councilmanic district on folder.

#457 --- MJK

1. No telephone number for legal owner.

#459 --- MJK

1. Need title of persons signing for legal owner.
2. No telephone number or address for representative to be contacted.

RE: PETITION FOR VARIANCE
W/S Pennsylvania Railroad, 400' N of c/1
Landstreet Road (Central Light Rail Line
- Timonium T.P.S.S.), 8th Election
District - 3rd Councilmanic
Mass Transit Administration
Petitioner
* * * * *

BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 95-463-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31st day of July, 1995, a copy of the foregoing Entry of Appearance was mailed to Irwin Brown, Esquire, MTA, 300 W. Lexington Street, Baltimore, MD 21201, attorney for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

